

Item 25-0553: Request to approve the Chris J. Hartwig Revocable Trust - E. Northland Ave/441 Annexation consisting of approximately 11.1796 acres located near the intersection of E. Northland Avenue/S.T.H. 441, currently in the Town of Grand Chute

Item 25-0555: Request to approve the acquisition of land for public grounds at 222 North Oneida Street

City Plan Commission

Wed, May 28, 2025 3:30PM

Mayor Jake Woodford 11:38

On to our next action item, this is 25-0553, request to approve the Chris J Hartwig revocable trust East Northland Ave 441 annexation consisting of approximately 11.18 acres—not going all the way—located at the near the intersection of East Northland Ave/State Highway 441, currently in the town of Grand Chute. And Don. Which mic do you have there, Don? All right, go ahead.

Mayor Jake Woodford 12:07

All right. Thank you. All right. We need a motion. We have a motion and a second to approve. Discussion from the Commission. Go ahead.

Principal Planner Don Harp 12:07

Thank you, Mayor. We have a annexation petition for land in the town of Grand Chute to be annexed to the City of Appleton. This is unanimous petition by the property owner for the land shaded in the screen, kind of west of the 441 interchange with Northland Avenue. There's a series of properties, independent properties, in the town, and the review went through the Department of Administration. We did receive that letter, and they found the annexation to be in the public interest. The city is able to serve these properties with municipal services. Just for a point of interest for future actions on the property to the north that would include land in the city, there would be some future actions required by plan Commission. The developer of the property is in the process and has submitted applications for a certified survey map that would assemble the independent lots into various prop—into three different properties to come up with a proposal for development project. Also, there would be a future rezoning and a comprehensive land use plan amendment. Properties that come into the city upon annexation would be assigned an agricultural zoning based on chapter 23 zoning. So staff is recommend approval of the annexation with the understanding that the property would be currently zoned or would come into the city as agriculture without a public hearing. That would come later for the property on the north side of Northland Avenue.

Richard Carpenter (ARA Member) 13:51

Is the parcel that's marked up Grand Chute south is of double O, is that being surrounded now, or is that have a contiguous area to Grand Chute?

Principal Planner Don Harp 14:03

There would not be a contiguous area. The city does have a boundary agreement with the town of Grand Chute where town islands could be created. Right now that would be isolated from the right of way, because we're taking in parts of Northland avenue to make a connection with the property on the south side owned by the petitioner to bring that in. So based on the State Department administration letter, they don't object to the town island creation, based on our boundary agreement with the Town of Grand Chute.

Richard Carpenter (ARA Member) 14:36

Okay.

Mayor Jake Woodford 14:36

Would also note that there are other Grand Chute town islands toward the east side of the city of Appleton. So, this, this is not a unique situation in this part of the community. Further discussion from the commission?

Hearing none, we have a motion and a second to approve. All those in favor, please signify by saying aye. Aye.

Any opposed? All right, with none opposed, that item has been approved.

[Cut]

Mayor Jake Woodford 23:55

All right, on to our final action item of the day. This is 25-0555 request to approve the acquisition of land for public grounds at 222 North Oneida Street. And we have a motion. We have a motion and a second to approve. Colin, any insights? I know you prepared. Any insights for us that—your mic again? Okay, go ahead.

Principal Planner Colin Kafka 24:19

I can keep it just brief. The reason this is coming before the plan commission is because the Appleton Redevelopment Authority currently owns this subject parcel, this vacant grass lot. This parcel is proposed along with the parcel immediately to the south to be included in the future Transit Center Development. And so, both of these parcels need to be in common ownership by the city in order for that to proceed, for that project to proceed. And reason this comes before the Plan Commission is requirement by Wisconsin state statute as is an acquisition of land for public grounds.

Mayor Jake Woodford 24:58

Thank you. Aye any discussion from the Commission? We do have a motion and a second to approve. Hearing none, all those in favor please signify by saying aye. Aye. Any opposed? All right, with none opposed, that item has been approved.